

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
SEPTEMBER 29, 2010
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BUILDING
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3rd floor of the Development Services Building, located at 1222 1st Avenue, San Diego, CA 92101.*

If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. Those items with an asterisk () will include consideration of the appropriate environmental document.*

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Gary Geiler

- ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**
- ITEM-2: **REQUESTS FOR CONTINUANCES OR WITHDRAWALS**
- ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**
- ITEM-4: **DISCOUNT TECHNOLOGY GARAGE - PROJECT NO. 190791**
City Council District: 6; Plan Area: Mission Valley

STAFF: Jeffrey Peterson

Site Development Permit to construct an 8 car garage over a portion of an existing parking lot on a 0.97 acre site with an existing commercial building. The proposed garage includes a request for reduced rear and side yard setbacks. The proposed project will conform to the Council Policy 900-14 criteria by generating 30% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The property is located at 2565 Camino Del Rio South, east of Texas Street, in the MV-CO Zone of the Mission Valley Planned District within the Mission Valley Community Plan, and the Airport Environs Overlay Zone (AEOZ) Federal Aviation Administration (FAA) Part 77 Noticing Area for the San Diego International Airport (SDIA), Montgomery Field and Council District 6. Exempt from Environmental Report No. HO-10-095

RECOMMENDATION:

Approve

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ITEM-5: **MCCLEAN TENTATIVE MAP - PROJECT NO. 89450**
City Council District: 4; Plan Area: Mid-City

STAFF: Will Zounes

Tentative Map to create three parcels from an existing 0.62 acre site located at 2415 Euclid Avenue and to waive the requirement to underground existing overhead utilities in the RS-1-7 of Central Urbanized Planned District within the Eastern Are Neighborhood of the Mid City Community Plan Area. Exempt from Environmental. Report No. HO-10-089

RECOMMENDATION:

Approve

ITEM-6: **MAYERS RESIDENCE - PROJECT NO. 156921**
City Council District: 2; Plan Area: Mission Beach

STAFF: Jeannette Temple

Coastal Development Permit for an approximately 1,125 square foot, second and third story addition with decks and balconies to an existing single family residence on a 0.10 acre site at 3450 Bayside Walk. The site is located in the R-S zone of Mission Beach Planned District, Coastal Overlay (appealable), Coastal Height Limit, First Public Roadway, Parking Impact, Residential Tandem Parking, and the Transit Area Overlay zones within the Mission Beach Community Plan area. Exempt from Environmental. Report No. HO-10-090

RECOMMENDATION:

Approve

ITEM-7: ***PACE RESIDENCE - PROJECT NO. 194092**
City Council District: 1; Plan Area: La Jolla

STAFF: Helene Deisher

Coastal Development Permit and Site Development Permit to demolish an existing 3,252 square foot single family residence and construct a two story 8,430 square foot residence, a 910 square foot garage and a 410 square foot pool house. The project site is located at 1405 Inspiration Drive in the La Jolla Community Plan Area. Mitigated Negative Declaration No. 194092. Report No. HO-10-092

RECOMMENDATION:

Approve

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ITEM-8: **STAHL DUPLEX - PROJECT NO. 197997**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Will Zounes

Coastal Development Permit, Vesting Tentative Map, and a request to waive the requirement to underground existing overhead utilities to demolish an existing residence and detached garage and construct two, 3-bedroom residential condominiums on a 0.14 acre site located at 4726 Ingraham Street in the RM-1-1 Zone within the Pacific Beach Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit. Exempt from Environmental. Report No. HO-10-096

RECOMMENDATION:

Approve

ITEM-9: **CLEARWIRE DEL MAR HEIGHTS - PROJECT NO. 193849**
City Council District: 1; Plan Area: Torrey Pines

STAFF: Karen Lynch-Ashcraft

Conditional Use Permit for a wireless communication facility consisting of a replacement traffic signal supporting four antennas. Associated equipment will be located in an outdoor equipment cabinet just west of the traffic signal located on the northeast corner of Del Mar Heights Road and Crest Way within the Torrey Pines Community Plan. Exempt from Environmental. Report No. HO-10-097

RECOMMENDATION:

Approve

ITEM-10: **KEARNY MESA MARKET - PROJECT NO. 214348**
City Council District: 6; Plan Area: Linda Vista

STAFF: Sandra Teasley

Conditional Use Permit to upgrade an existing Type 20 license to a Type 21 license for alcohol beverage sales at an existing market located at 7631 Linda Vista Road. Exempt from Environmental. Report No. HO-10-101

RECOMMENDATION:

Approve

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ITEM-11: **WESTWOOD SHELL - PROJECT NO. 163089**
City Council District: 5; Plan Area: Rancho Bernardo

STAFF: **John Fisher**

Conditional Use Permit to amend Conditional Use Permit Nos. 87-0748 and 88-1276 to allow the conversion of existing service bays and storage areas and a 1,473 square foot addition to an existing service station/mini-mart and car wash building on a 1.14 acre site at 16998 West Bernardo Drive in the IP-2-1 Zone within the Rancho Bernardo Community Plan. Exempt from Environmental. Report No. HO-10-102

RECOMMENDATION:

Approve